



Traditional double fronted semi detached home with well presented, immaculately maintained and generously sized accommodation. Occupying a good sized plot backing onto Tinsell Parkes Primary School in a popular area of town.

£220,000

For sale with no upward chain involved, viewing of this extremely impressive traditional home is strongly advised to appreciate its room dimensions and layout, superb condition, garden size and its privacy. Whether looking for your first home, an up or downsize, or for a buy to let investment, serious consideration is highly recommended.

Situated in a popular area of Uttoxeter within walking distance to local amenities including the "five shops" found on Windsor Road, Tinsell Parkes Primary School and open spaces. The town centre and its wide range of amenities are also easily reached.

An extremely useful enclosed porch has a radiator and provides space to hang those coats or kick off your shoes, with a part obscured double glazed door leading to the central hall where stairs rise to the first floor and doors lead to the ground floor accommodation.

The generously sized lounge extends to the full depth of the home with a bow window to the front and French doors looking down the rear garden and giving direct access to the patio.

The separate dining area on the opposite side of the hall has a matching front facing bay window and a understairs cupboard, plus a wide arch leading to the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, fitted gas hob and extractor over, oven under and space for additional appliances.

A rear hall has a door opening to the garden and a solid timber latch door leads to the fitted downstairs WC.

To the first floor, the pleasant landing has a rear facing window providing natural light and a built in cupboard housing the combination gas central heating boiler, plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, also having built in storage.

Completing the accommodation is the fully tiled family bathroom which has a modern white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above.

Outside, to the rear, a natural stone paved patio provides a lovely entertaining and seating area, enjoying a degree of privacy, leading to the good sized garden which is predominantly laid to lawn, enclosed to three sides with space for a shed and gated access to the front.

To the front is a natural stone paved driveway providing off road parking for several cars.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

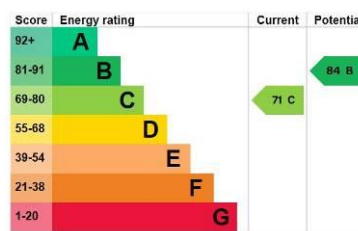
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/24102023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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